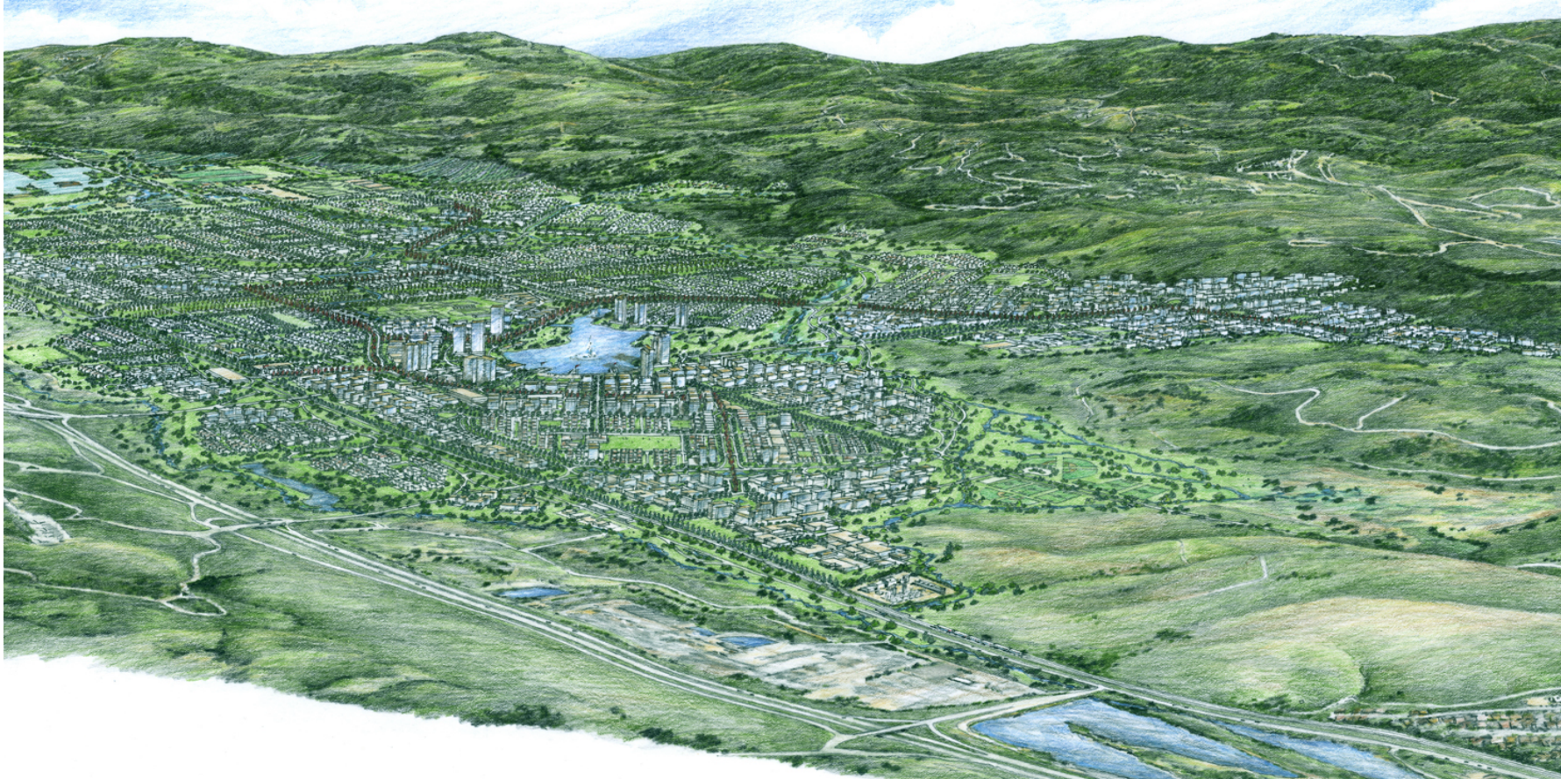


# COYOTE VALLEY SPECIFIC PLAN

## COMMUNITY MEETING



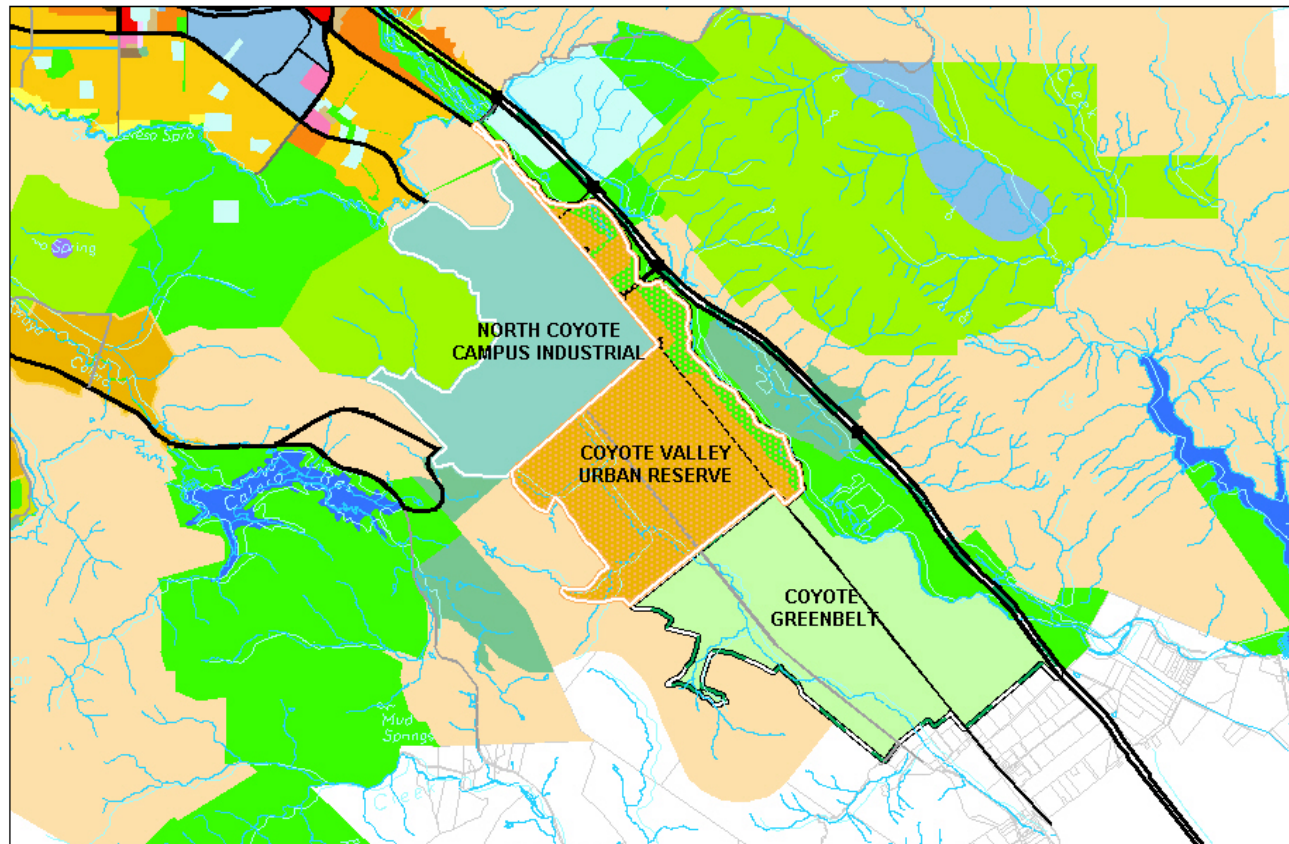
**January 2006**

## BACKGROUND






# COYOTE VALLEY SPECIFIC PLAN

## COYOTE VALLEY CONTEXT

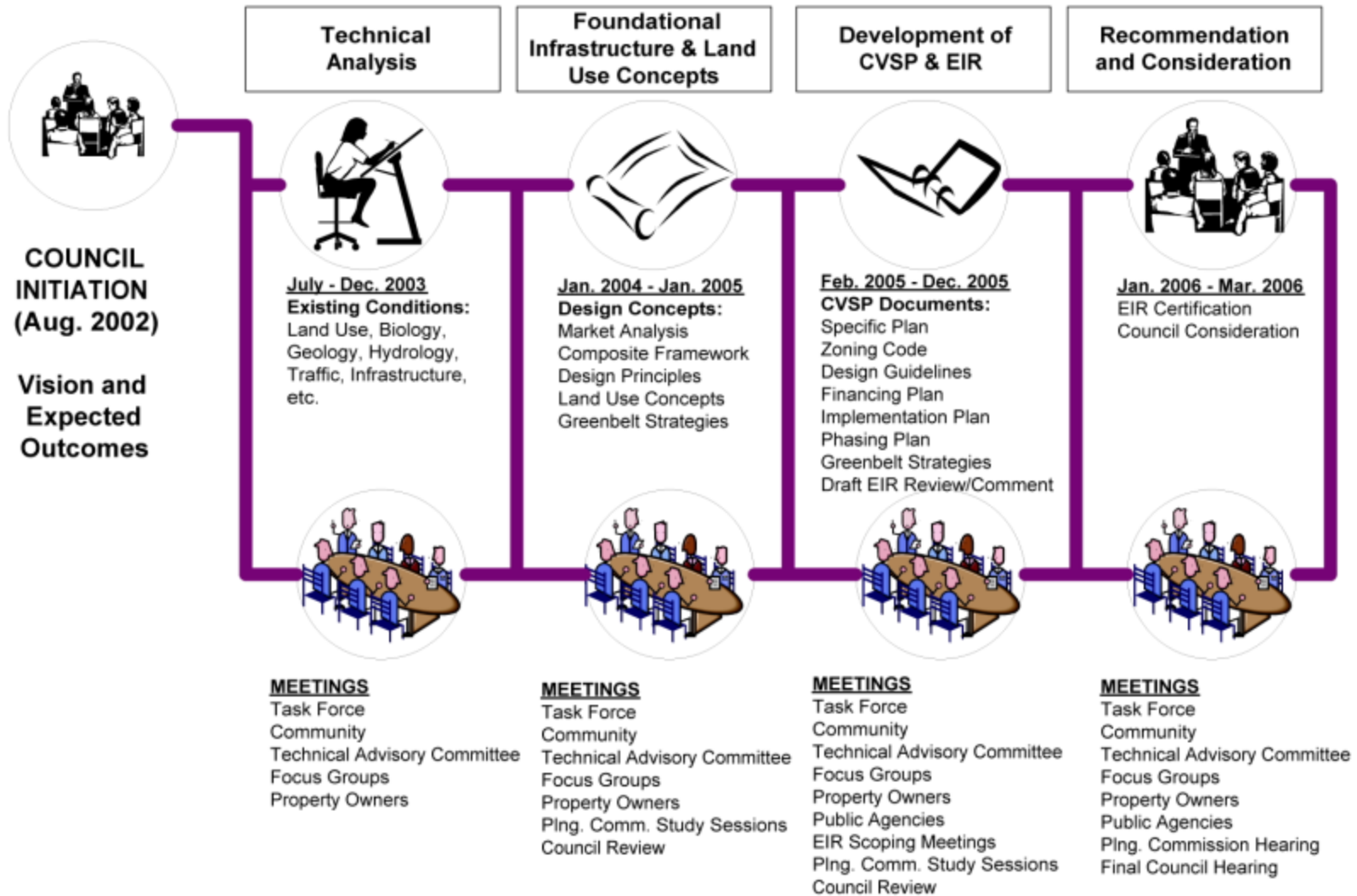


### LEGEND

-  Coyote Urban Reserve
-  North Coyote Campus Industrial
-  Coyote Greenbelt



# COYOTE VALLEY SPECIFIC PLAN PROCESS DIAGRAM





# COYOTE VALLEY SPECIFIC PLAN

## Outreach and Participation



- 38 Task Force Meetings (avg. 50)
- Next Task Force Meeting 2/13/06
- Eight Community Workshops (avg. 140)
- Next Community Meeting, Tentatively Feb. 2006

- 23 Technical Advisory Committee Meetings
- Focus Groups
- Property Owner Meetings
- Public Hearings
- Website

# COYOTE VALLEY SPECIFIC PLAN

## Consultants



- DAHLIN GROUP
- KENKAY ASSOCIATES
- HMH ENGINEERS
- ECONOMIC AND PLANNING SYSTEMS
- SCHAAF AND WHEELER
- HEXAGON
- APEX STRATEGIES

- DAVID POWERS AND ASSOCIATES
- CRAWFORD, CLARK & MULTARI
- BASIN RESEARCH
- WRA
- ENGEO
- LOWNEY





# COYOTE VALLEY SPECIFIC PLAN

## **COUNCIL'S VISION & EXPECTED OUTCOMES**

1. Plan includes North and Central for land planning, and South Coyote only for infrastructure financing
2. Boundary between Central and South Coyote is fixed
3. North and Central Coyote may be planned together
4. Plan North and Mid-Coyote as urban, pedestrian, transit-oriented community with mixed uses
5. Plan for extension of Light Rail Transit and add Caltrain Station

# COYOTE VALLEY SPECIFIC PLAN

## **COUNCIL'S VISION & EXPECTED OUTCOMES**

6. Maximize efficient land usage with 25K residences and 50K jobs as minimums
7. 50K jobs are primary jobs and exclude support retail and public/quasi-public uses
8. Identify locations for public facilities in land use and financing plans
9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas







## COYOTE VALLEY SPECIFIC PLAN

### **COUNCIL'S VISION & EXPECTED OUTCOMES**

10. Create financing plan for required capital improvements
11. Plan must be financially feasible for private development
12. Develop trigger mechanisms to ensure appropriate jobs/housing balance in Coyote
13. Create phasing plan that allows sub-regions of Coyote to develop appropriate levels of jobs and housing with required infrastructure

# COYOTE VALLEY SPECIFIC PLAN

## COUNCIL'S VISION & EXPECTED OUTCOMES

14. Facilitate permanent acquisition of fee title or conservation easements in South Coyote
15. Triggers may be changed to those based on Coyote Valley Specific Plan area or its sub-regions
16. 20% of all units shall be “deed-restricted, below-market-rate units.”



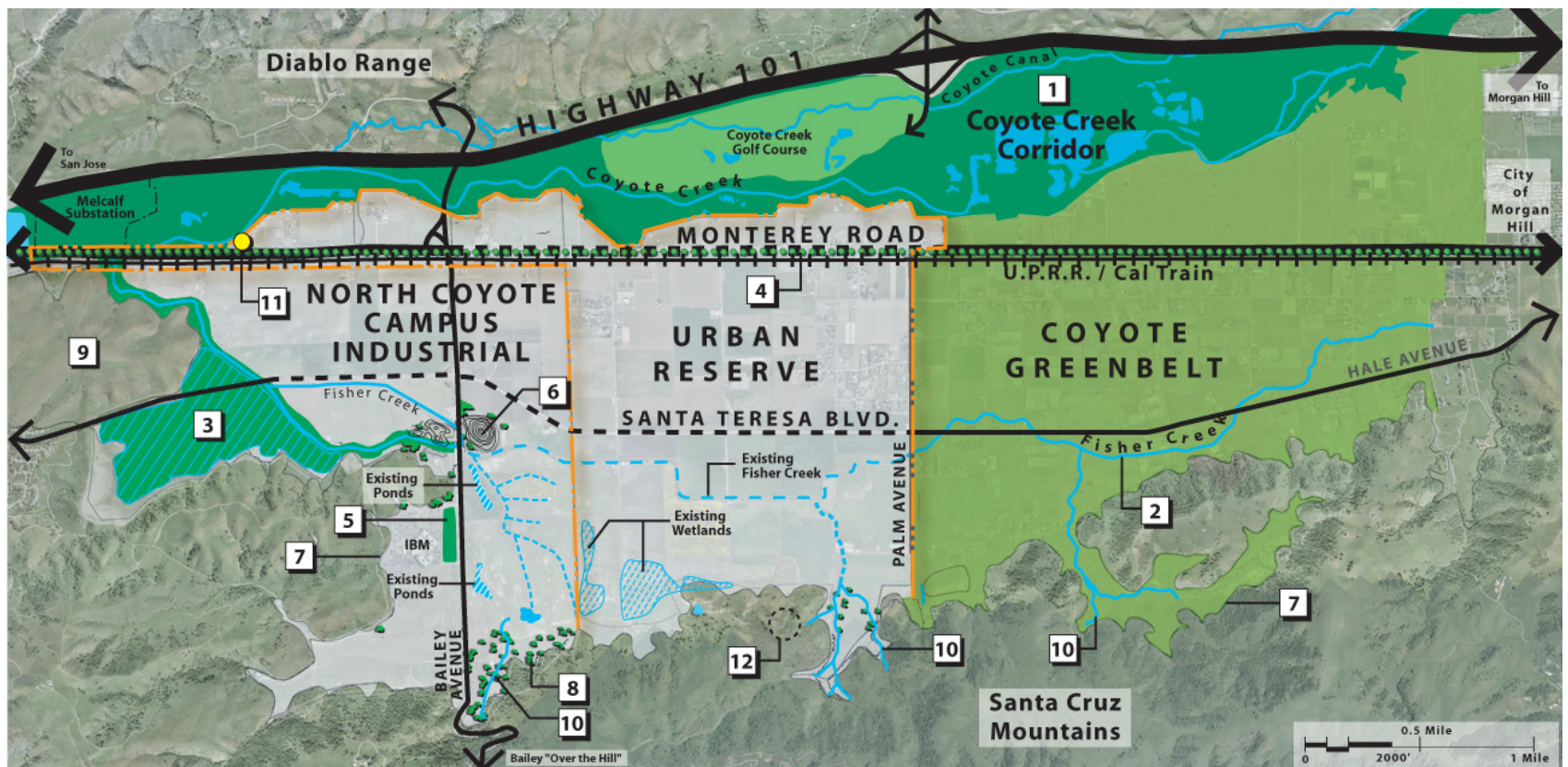


# COYOTE VALLEY SPECIFIC PLAN

## ENVIRONMENTAL FOOTPRINT

### FIXED ELEMENTS

- |                              |                      |                         |
|------------------------------|----------------------|-------------------------|
| 1. Coyote Creek Corridor     | 5. IBM Wetland       | 9. Tulare Hill          |
| 2. Fisher Creek in Greenbelt | 6. Hillock           | 10. Streams             |
| 3. Laguna Seca               | 7. Hills (15% Limit) | 11. Hamlet of Coyote    |
| 4. Keesling's Shade Tree     | 8. Oak Savannah      | 12. Archaeological Site |





# COYOTE VALLEY SPECIFIC PLAN

## Plan Concept



A. Fisher Creek



B. Coyote Lake



C. Canal Park



D. Parkway



E. Fixed Guideway Transit



F. Caltrain





# PLAN REFINEMENTS AND PROJECT DESCRIPTION

# COYOTE VALLEY SPECIFIC PLAN

## Composite Framework



A. Fisher Creek



B. Coyote Lake



C. Canal Park



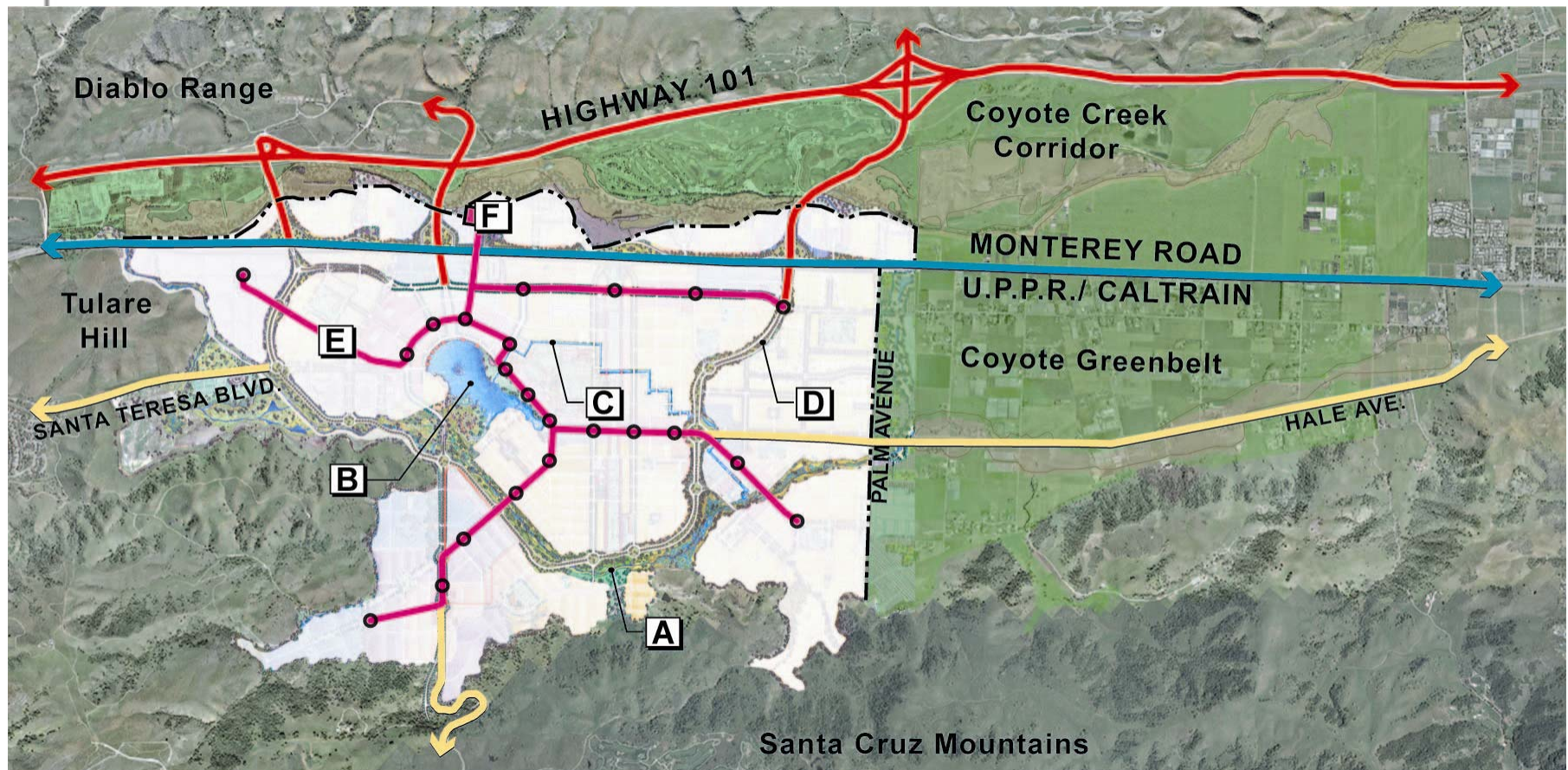
D. Parkway



E. In Valley Transit



F. Caltrain





# COYOTE VALLEY SPECIFIC PLAN



Fisher Creek/  
Coyote Creek



Coyote Lake



Canal



Parkway



Laguna Seca










Bio-Swale

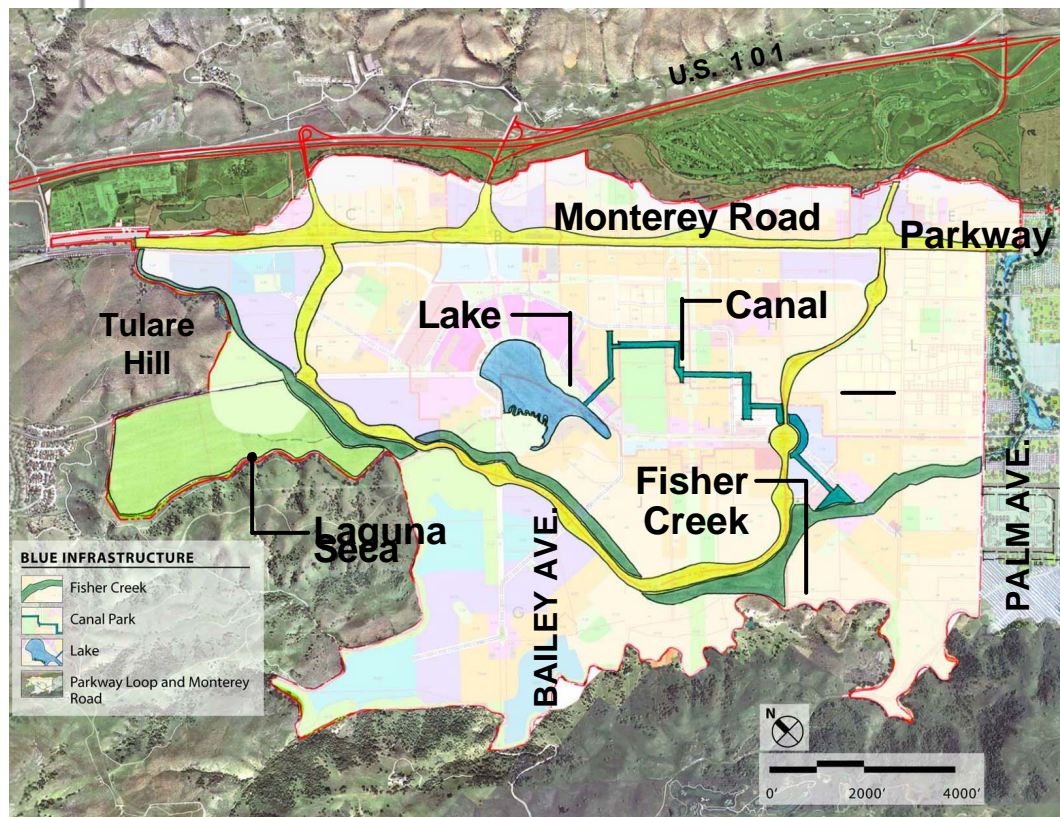
## Blue Infrastructure Hydrology and Storm Water Integration

## Policies and Goals

Multi-Function System  
Circulation/Recreation  
Visual/ Place Making  
Storm water, where appropriate  
Habitat

## Blue Infrastructure

-  Coyote Lake
-  Fisher Creek/ Coyote Creek
-  Canal
-  Laguna Seca
-  Parkway
-  Coyote Valley Parkway bio-filter
-  Monterey Road bio-filter





# COYOTE VALLEY SPECIFIC PLAN



Community Park

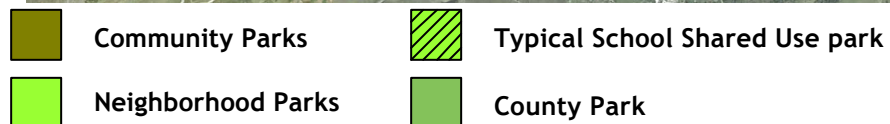
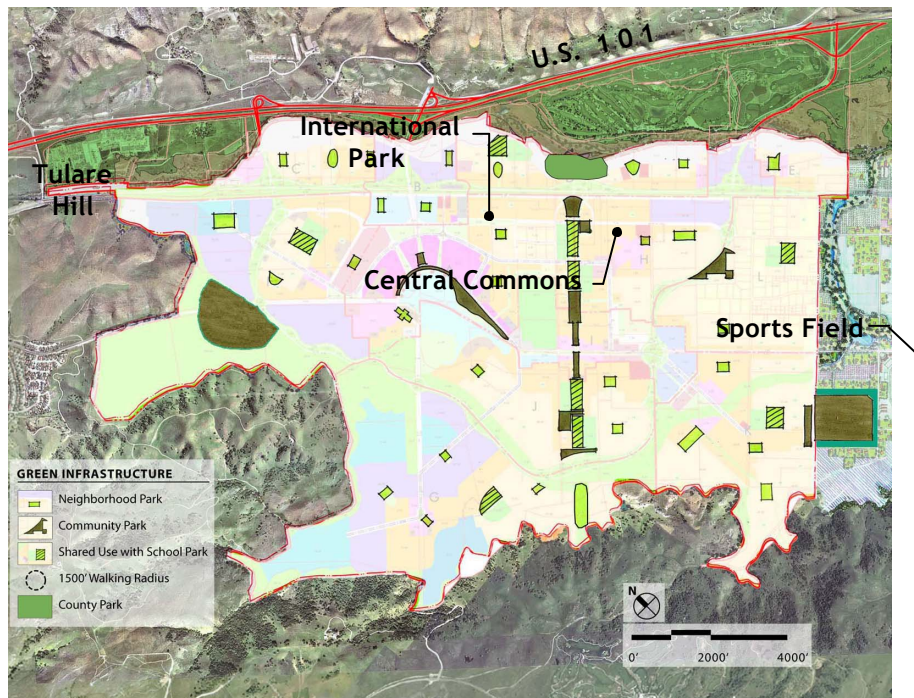


Neighborhood Park



Recreational Trails

## Green Infrastructure Recreation & Parks



## Policies and Goals

- Multi-Function System
  - Stormwater
  - Circulation/Recreation
  - Habitat
  - Visual/ Place Making
- Total Acres
 

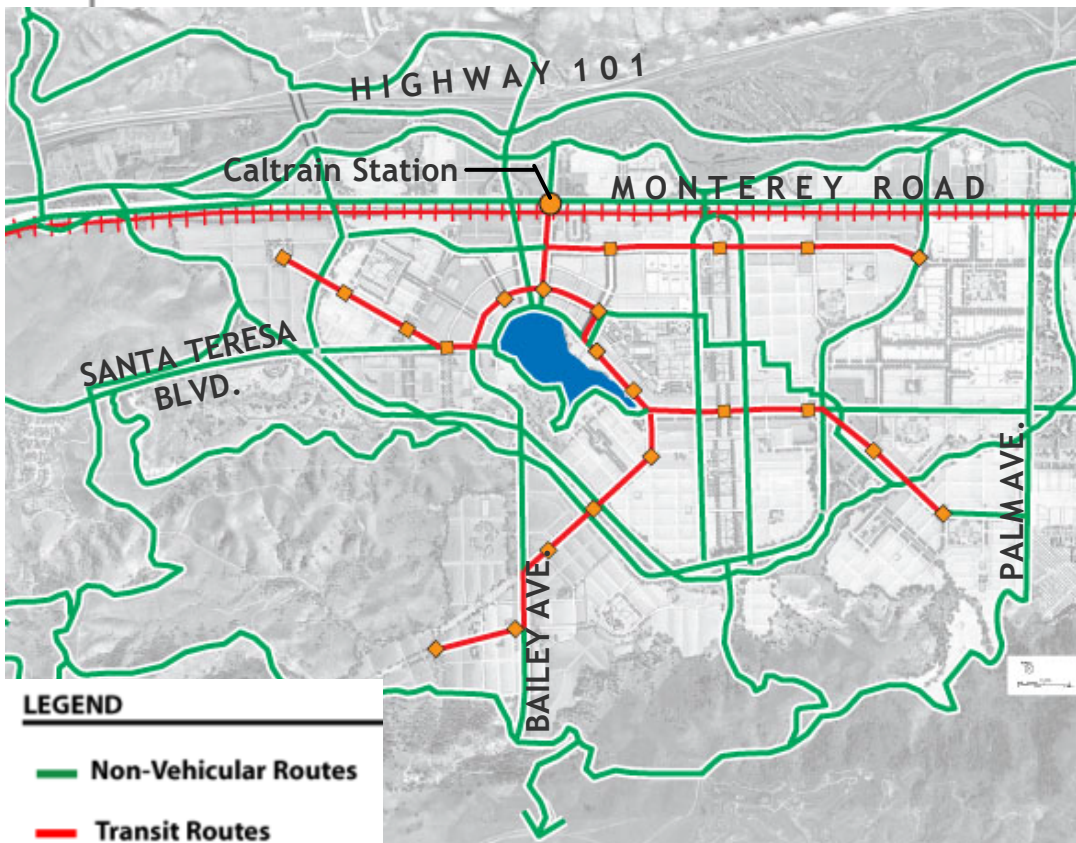
Neighborhood Parks	245
Community Parks	111
Recreational Trails	106
	29
- Level of Service
  - Connected Network Linked to Extensive Trail System

(Acreage approximate)



# COYOTE VALLEY SPECIFIC PLAN

## NON-VEHICULAR CIRCULATION



### LEGEND

— Non-Vehicular Routes

— Transit Routes

++++ Caltrain

◆ Transit Stops

### Policies and Goals

- Offer travel choices to support non-auto mobility
- **Attractive** - offer pedestrians and bicyclists comfortable and attractive walking and biking environments by the urban design of place making
- **Active** - ensure active ground floor uses facing public streets and centers of pedestrian activity that are pedestrian scaled, urban spaces filled with public life
- **Accessible** - offer proximity, connectivity, and multiple routes to support shorter walking distances & combining trips
- **Safe** - create an environments that protect pedestrians from traffic- reduce speeds, traffic calming crossings, increase pedestrian visibility to drivers, use parking and landscape areas as buffers from cars to increase pedestrian comfort

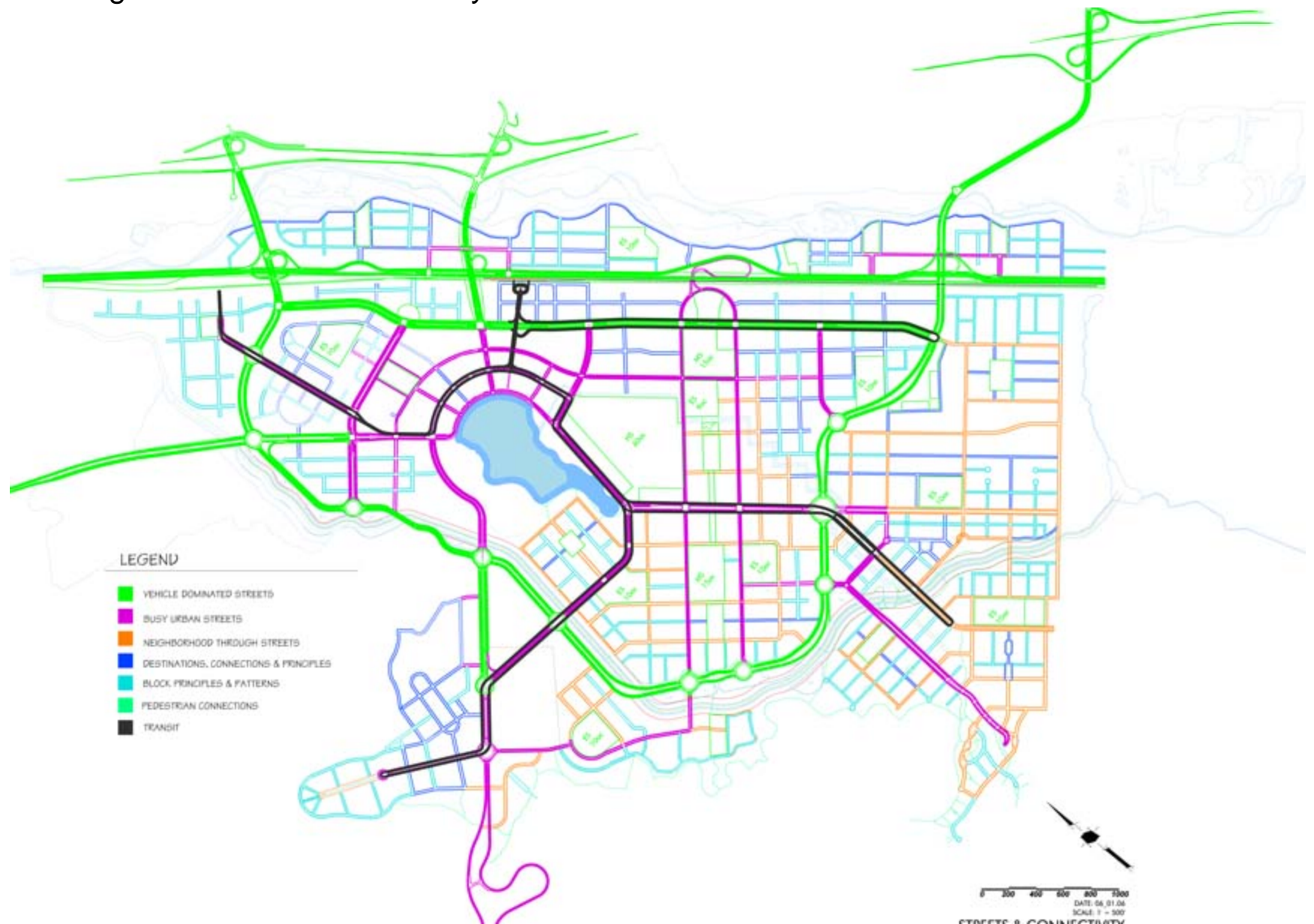
### Trail Credits to be Determined:

- Fisher Creek Trail
- Wildlife Corridor
- Coyote Creek West Trail



# COYOTE VALLEY SPECIFIC PLAN

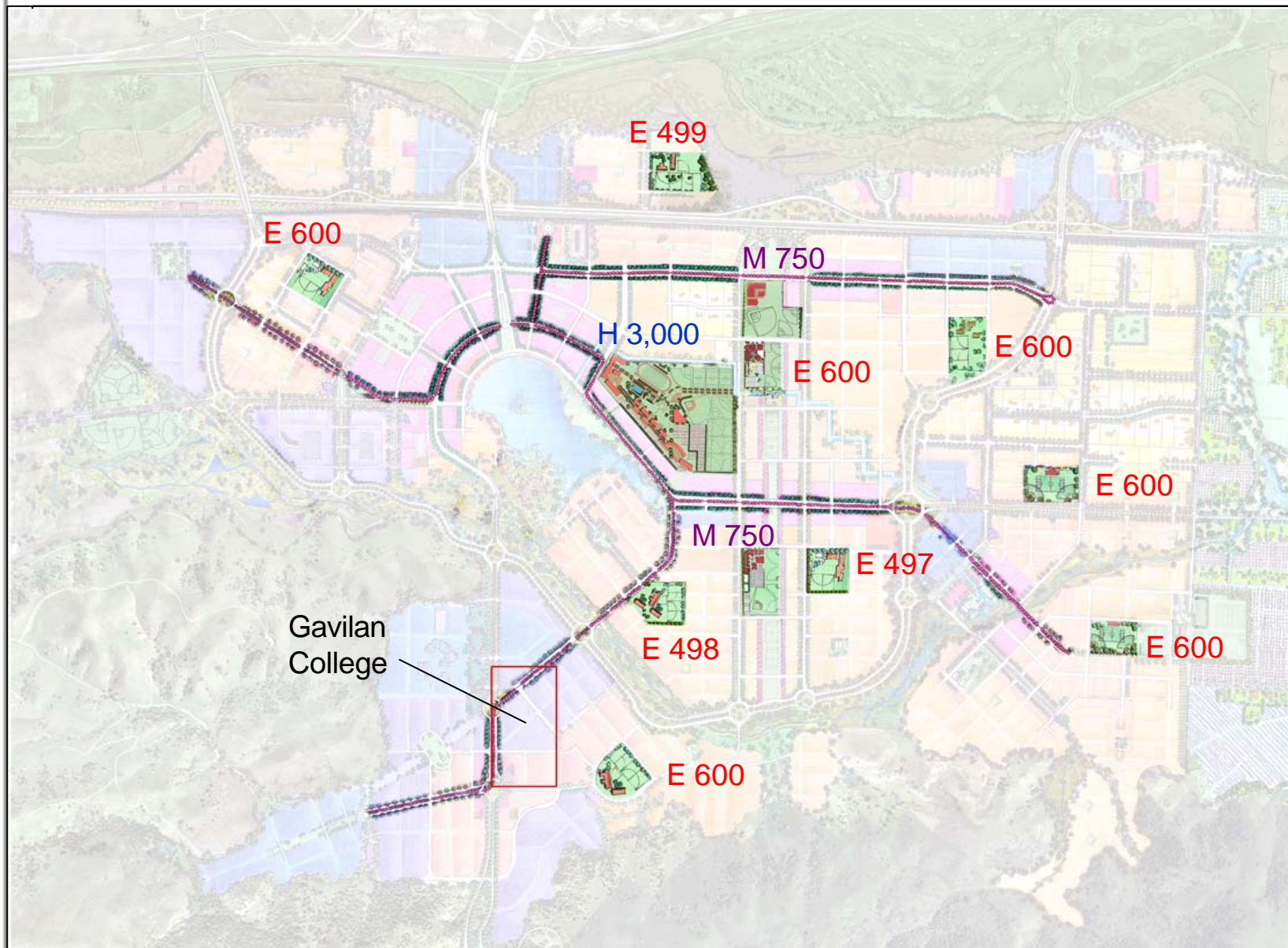
## Neighborhoods Connected By Street Network





# COYOTE VALLEY SPECIFIC PLAN

## School Site Locations



## Urban School Concept

- 2 Story Elementary and Middle Schools
- 3 Story High School
- State Guideline Hardcourt and Playfields, limited parking and roads
- Design for Elementary walking and Middle and High School access to Fixed-Guideway Transit
- Minimum and Structured High School Student Parking

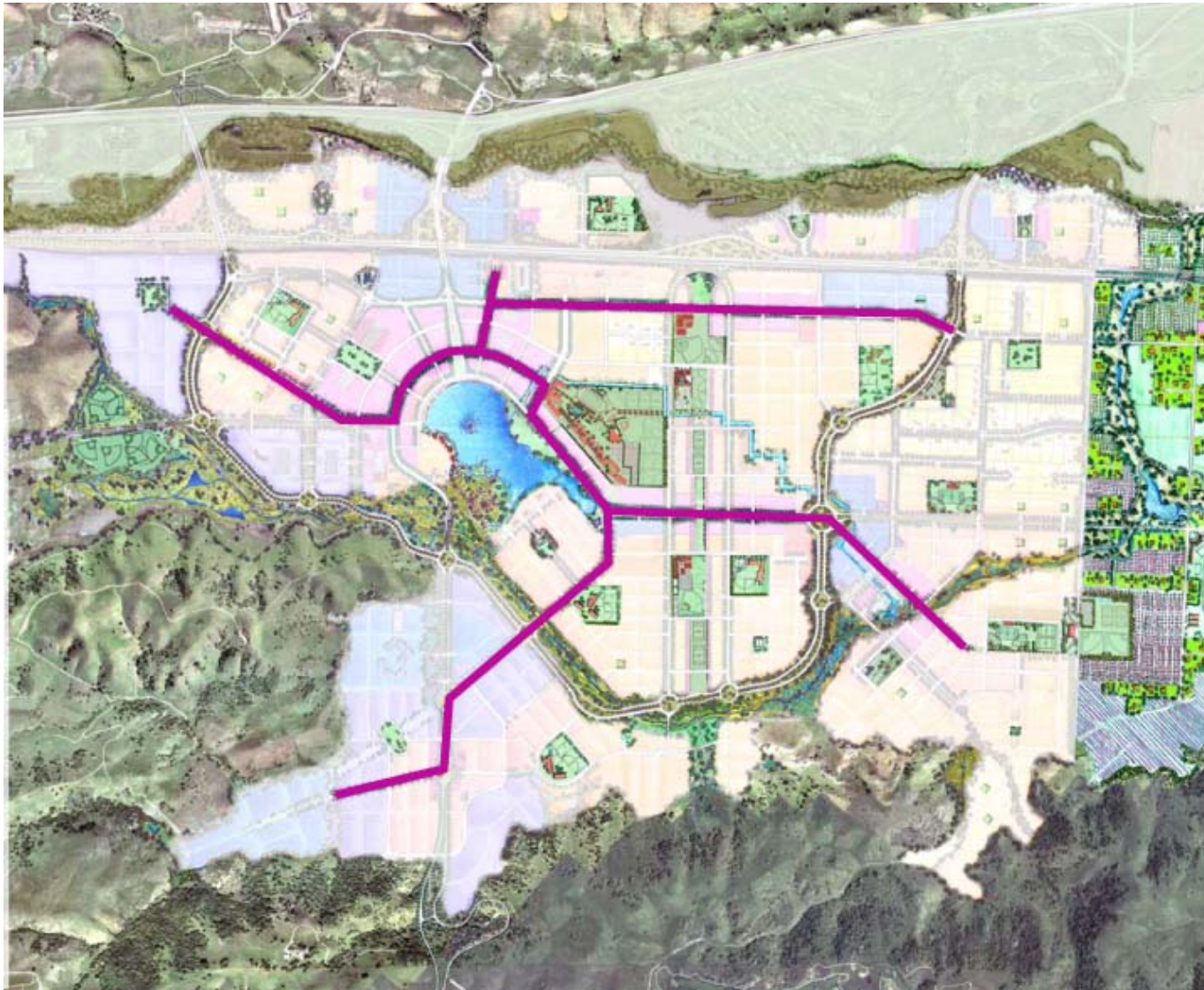
## Agreement

- Typology based student generation ratios for K-6, 7-8, 9-12
- 600 students in Elementary Schools on 9 acre sites
- 800 students in Middle Schools on 15+/- acre sites



# COYOTE VALLEY SPECIFIC PLAN

## Schools, Parks and Sport Fields



# COYOTE VALLEY SPECIFIC PLAN

## COMMERCIAL POTENTIAL

519,600 square feet



## INDUSTRIAL/WORKPLACE POTENTIAL

(Industry driving jobs)

12,139,740 square feet





# COYOTE VALLEY SPECIFIC PLAN

## MIXED-USE OFFICE POTENTIAL

(Industry driving jobs)

4,709,220 square feet

## MIXED-USE COMMERCIAL POTENTIAL

1,060,080 square feet

## MIXED-USE RESIDENTIAL POTENTIAL

310 units \_\_ Live Work/Loft

3,170 units \_\_ Residential over Office/Commercial

260 units \_\_ High-Rise over Office

---

3,740 units



# COYOTE VALLEY SPECIFIC PLAN

## RESIDENTIAL POTENTIAL

### High-Rise Residential

370 units 22-story high-rise multi-family (100 du/acre)



### Mid-Rise Residential

1,180 units 9-story mid-rise multi-family (75 du/acre)



### Medium-High Density Residential

3,880 units 4-story multi-family with structured parking (45 du/acre)



### Medium-High Density Residential

3,520 units 3-story multi-family with surface parking (30 du/acre)

6,950 units 3-story town homes (22 du/acre)





# COYOTE VALLEY SPECIFIC PLAN

## RESIDENTIAL POTENTIAL

### Medium Density Residential

3,140 units 3-story single family detached homes  
(14 du/acre)

1,480 units 2-3-story single family detached homes (12 du/acre)

1,780 units 2-story single family detached homes (10 du/acre)



### Low Density Residential

360 units Single family detached homes (5 du/acre)

---

22,660 units

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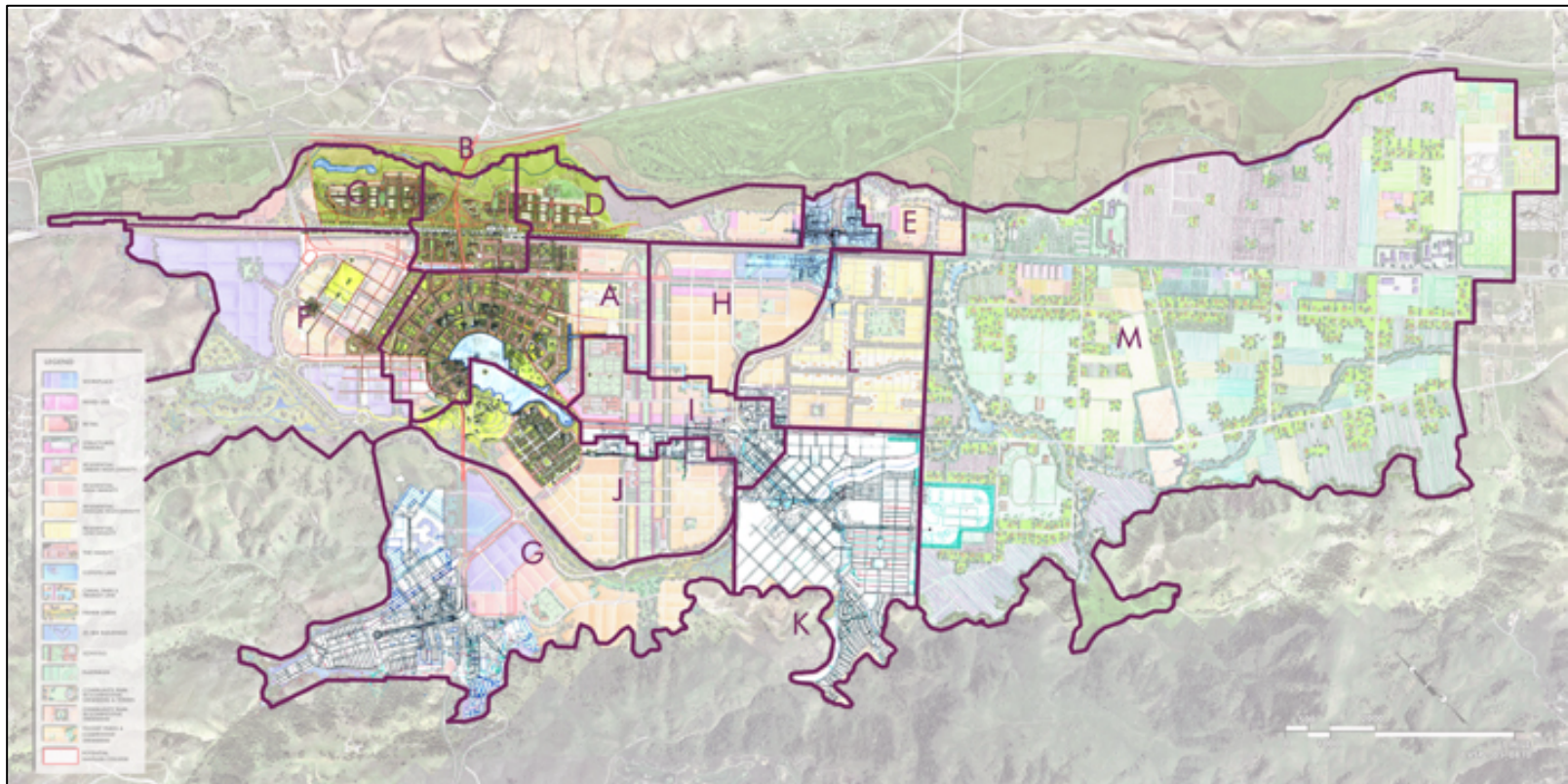
**Total Residential: 26,400**



# COYOTE VALLEY SPECIFIC PLAN

## Elements of Successful Neighborhoods

- **Distinct Identity**
- **Diversity of Uses**
- **Identifiable Community Center**
- **Compact and Diverse**
- **Connections & Linkages**
- **Mix of Land Uses**
- **Parking**
- **Attractive & High Quality Place**
- **Evolution Over Time**
- **“Growing It Right”**







# COYOTE VALLEY SPECIFIC PLAN

## OTHER UPDATES

# COYOTE VALLEY SPECIFIC PLAN

## NEXT STEPS



- Agricultural Mitigation Outreach
- City Council Progress Report #4 – Jan. 31, 2006 afternoon
- Draft Specific Plan expected late January 2006
- Complete Fiscal Impact Analysis
- Complete Financial Strategy



# COYOTE VALLEY SPECIFIC PLAN

## NEXT STEPS



- Complete other Implementation Elements, including but not limited to:
  - Phasing
  - Community Health Care Strategy
  - Affordable Housing Strategy
- Develop Zoning
- Complete EIR
- Continue Community Involvement